



# To let

Lower ground floor office, 10 Southernhay  
West, Exeter, Devon, EX1 1JG

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

One-room office in prime business district

168 sq.ft (15.6 sq.m)

Flexible lease terms offered

To let: £330 per month inclusive of service charge & utilities

## Location

Southernhay is Exeter's prime city centre office district in close proximity to the amenities of Princesshay, High Street and Cathedral Green.

No. 10 is located in a very prominent location where Southernhay intersects with the cut-through to Cathedral Close, a busy pedestrian thoroughfare.

## Description

The office is a single room to the front of the lower ground floor, both window facing Southernhay. The office is accessed via stairs leading off a spacious shared lobby and front door. There are shared WC facilities in the building.

The suite has gas central heating, power, data and phone sockets, and shared security alarm.

## Accommodation

The office has a Net Internal Area of 168 sq.ft (15.6 sq.m).

## Lease Terms

The office is offered by way of a new sublease for a term to agreed, but in any case expiring no later than June 2021.

The rent is **£330 per month**, which is inclusive of service charge, business rates, mains utilities, buildings insurance and security alarm maintenance, i.e. the landlord makes no additional charges.

## Business Rates

Business rates are included in the rent.

## VAT

VAT is not applicable to the rent.

## Broadband/connectivity

A report on the broadband services available at this address, and the relative speeds they can offer, is available on request.

## Legal Costs

Both parties to bear their own legal costs in the transaction. The form of document to be used will be kept simple in order to reduce both parties' costs to a minimum.

## Viewing & Further information

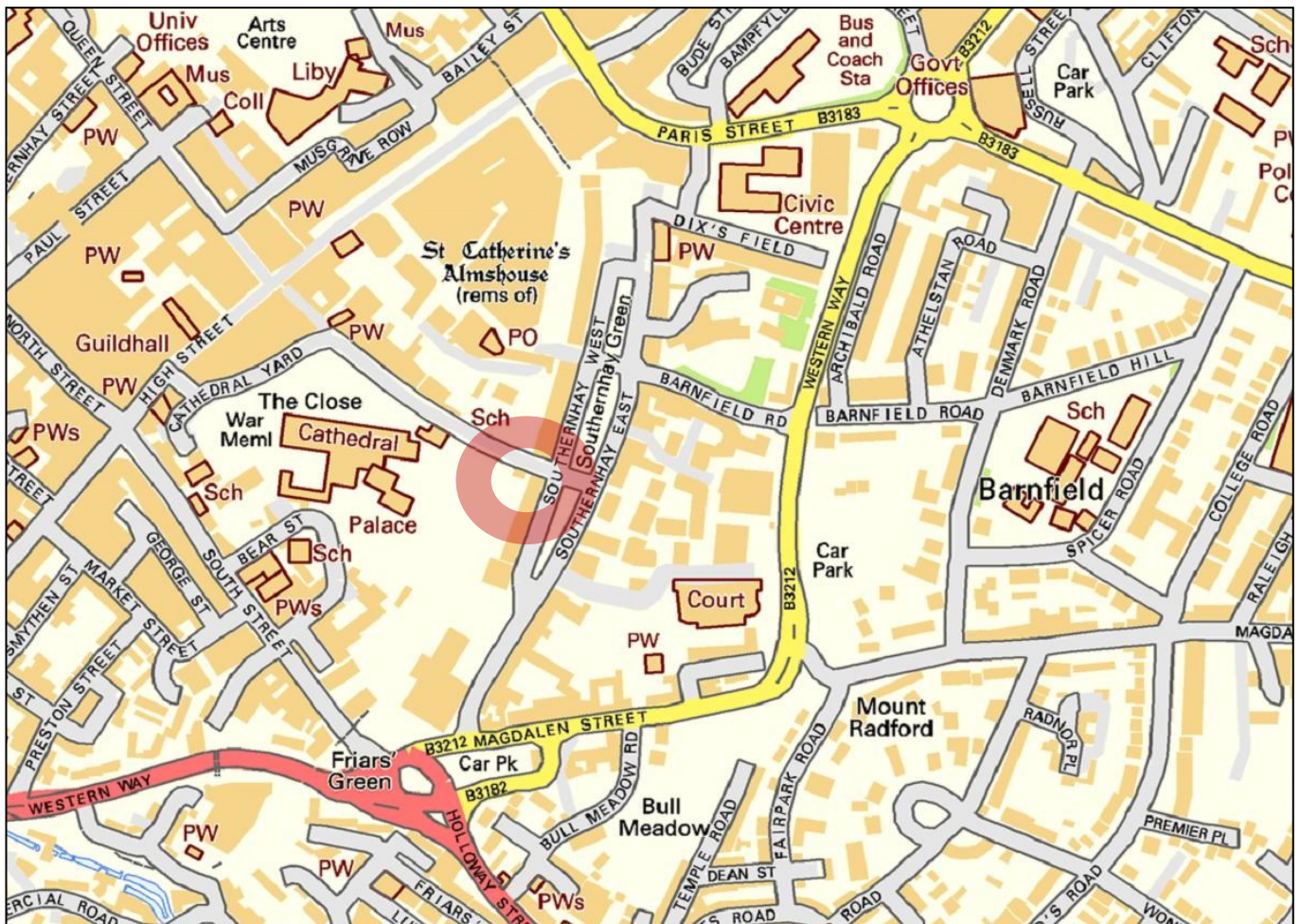
Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)







#### Exeter Office

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